



UPPER MONTGOMERY COUNTY!



Horseman's paradise on 23 acres in Poolesville School District. 22 stall center aisle stable with lounge. acres of pastures. 3 board fencing. Well maintained home with one level living plus finished lower level – beautiful gardens, ponds and seating areas. Great location and easy access to schools, commuter routes, MARC Train and shopping. Potomac Hunt Country!

\$1,150,000.



Fantastic opportunity for a turn key farm in Poolesville School District – 23 plus acres with fully remodeled (2019-2020) 6BR, 3.5BA home with au pair/in-law suite. Plus a 14 stall stable with automatic waterers, mats, 2 tack rooms, wash stall, grooming stall. Oversize (70 x 200) dressage arena with GGT all weather footing. A sanctuary just a mile from MARC Train and 50 minutes to DC.

\$1,399,000



Turn Key Equestrian Farm within walking distance of the town of Poolesville. Country living at its best! Located in Montgomery County's Agricultural Reserve. The residence is sited on the property so as to maintain privacy. Main house dates to 1800s with recent renovations offering wonderful one level living. A separate 3 bedroom guest house is also recently renovated. Well maintained 6 stall stable with center aisle. Plus a second 2-stall stable. 100 x 210 outdoor dressage ring with all weather footing. A little over 16 acres - 3 board fencing - fully fenced with 2 run in sheds. \$1,150,000

UNDER CONTRACT

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Experience equates advantage-Toni has 33 years of experience selling equestrian properties and farms.

"Hunting" for a Realtor with at Great Track Record?

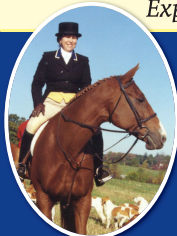
TONI KOERBER

*Specializing in horse properties and country estates.
Licensed in Maryland, Virginia, and District of Columbia.*

Check Toni's web site for more detailed information

www.tkhomes.com

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